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| UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY | |
| Caption in Compliance with D.N.J. LBR 9004-1(b) The Law Office of Michael A. Alfieri NJ ID: 005021989 30 Freneau Ave, Matawan, NJ 07747 Matawan, NJ 07747 Attorney for Secured Creditor, AVB Investment, LLC M.A. - 4945 | |
| In Re: COASTAL CONSTRUCTION GROUP, LLC, DEBTOR | Case No.: <u>24-15203-MBK</u> Chapter: <u>7</u> Hearing Date: <u>3/13/2025</u> Judge: <u>MBK</u> |

CERTIFICATION CONCERNING PROPOSED ORDER

I, Michael A. Alfieri, Esq,, certify that with respect to the proposed order submitted to the court, the following is true and correct to the best of my knowledge.

For the matter titled Motion to Reinstate the Automatic Stay as to Creditor filed on 2/7/2025:

Orders to be Submitted

1.) ☐ A hearing was held and the matter was marked "Order to be submitted." All parties to the matter have reviewed the proposed order and agree that the proposed order comports with the Court's ruling and may be entered without being held for 7 days under D.N.J. LBR 9013-4(d).

OR

2.) ☐ A pending matter has been resolved. All parties to the matter have reviewed the proposed order and agree it may be entered without being held for 7 days under D.N.J. LBR 9013-4(d).

Consent Orders

3.) ☐ A proposed consent order relating to a pending matter has been submitted. All parties to the matter have reviewed the proposed consent order and agree it may be entered under D.N.J. LBR 9019-4(a).

OR

4.) ☐ An application and proposed consent order not relating to a pending matter has been filed under D.N.J. LBR 9019-4(b). All parties to the matter have reviewed the proposed consent order and agree it may be entered without being held for 7 days under D.N.J. LBR 9019-4(b).

Final paragraph options:

5.) ☐ If submitting the consent order and this certification to the Court conventionally, I acknowledge the signing of same for all purposes, including those under Fed. R. Bankr. P. 9011.

OR

6.) ☒ If submitting or filing the consent order and this certification to the Court electronically, I will simultaneously electronically file this certification, thereby signing same for all purposes including those under Fed. R. Bankr. P 9011.

A copy of the proposed order has been provided to:

| NAME | RELATIONSHIP TO CASE |
|---------------------------------|--|
| Karen E. Bezner, Trustee | <input checked="" type="checkbox"/> Trustee |
| Margaret Mcgee | <input checked="" type="checkbox"/> U.S. Trustee |
| Daniel E. Straffi, Esq. | Attorney for Debtor |
| Coastal Construction Group, LLC | Debtor |
| US Trustee | US Trustee |

I certify under penalty of perjury that the foregoing is true.

Date: 2/27/2025

/s/Michael A. Alfieri, Esq.
Signature

new.8/1/2024

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

The Law Office of Michael A. Alfieri
NJ ID: 005021989
30 Freneau Ave, Matawan, NJ 07747
Matawan, NJ 07747
Attorney for Secured Creditor, AVB Investment, LLC
M.A. - 4945

In Re:

COASTAL CONSTRUCTION GROUP, LLC,
Debtor

Case No.: 24-15203-MBK

Chapter: 7 (Previous Chapter 11)

Hearing Date: 3/13/2025

Judge: MBK

**CONSENT ORDER RESOLVING TRUSTEE'S MOTION REINSTATING THE
AUTOMATIC STAY RELATED TO AVB INVESTMENT, LLC**

The relief set forth on the following pages, numbered two (2) through three (3) is hereby **ORDERED**.

Page 2

DEBTOR: COASTAL CONSTRUCTION GROUP, LLC /CASE NO: 24-15203-MBK
CAPTION OF ORDER: CONSENT ORDER RESOLVING TRUSTEE'S MOTION
REINSTATING THE AUTOMATIC STAY RELATED TO AVB INVESTMENT, LLC

THIS MATTER having been brought before the Court by KAREN E. BEZNER, in her capacity as Chapter 7 Trustee ("Trustee"), upon a motion to reinstate the automatic stay in favor of Secured Creditor AVB Investment, LLC, with Michael A. Alfieri, Esq., appearing on behalf of Secured Creditor AVB Investment, LLC; and the parties having consented to the relief granted herein; and the Court having considered the representations of counsel and the agreement of the parties; and for good cause shown;

IT IS ON THIS DAY OF , 2025

ORDERED the Automatic Stay is reinstated as to the Secured Creditor, AVB Investment, LLC; and it is further

ORDERED that in the event the following properties are not sold by April 14, 2025, upon certification by the Secured Creditor's attorney, with notice to the Court and all relevant parties, the automatic stay shall be vacated, and relief shall be granted to Secured Creditor AVB Investment, LLC by further order of this Court;

- (1) Boxwood Drive, Forked River, NJ 08731, Lot 5,6 &7, Block 354 (a/k/a 427 Boxwood Drive); and
- (2) (2) Boxwood Drive, Forked River, NJ 08731, Lot 18.01, 19, 20 & 21, Block 353, (a/k/a 429 Boxwood Drive); and it is further

ORDERED that the payoffs provided by Secured Creditor, AVB Investment, LLC dated January 30, 2025, plus any additional accrued interest and applicable charges incurred until the loans are paid in full shall be deemed valid for the sale of the properties identified herein; and it is further

Page 3

DEBTOR: COASTAL CONSTRUCTION GROUP, LLC /CASE NO: 24-15203-MBK
CAPTION OF ORDER: CONSENT ORDER RESOLVING TRUSTEE'S MOTION
REINSTATING THE AUTOMATIC STAY RELATED TO AVB INVESTMENT, LLC

ORDERED that it is acknowledged and agreed that all appropriate parties received proper and adequate notice of Secured Creditor's motion for relief from the automatic stay filed under Document 34 in this matter and that no objections remain outstanding; and it is further

ORDERED that a copy of this Order be sent to all parties, herein within seven (7) days of filing;

J.U.S.B.C

WE HEREBY consent to the form and entry of the above:

/s/ Karen E. Bezner, Trustee
Karen E. Bezner,
Chapter 7 Trustee

Date February 25, 2025

/s/ Michael A. Alfieri, Esq.
Michael A. Alfieri, Esq.
Attorney for Secured Creditor

Date: February 26, 2025

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| UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY | |
| Caption in Compliance with D.N.J. LBR 9004-1(b) | |
| The Law Office of Michael A. Alfieri NJ ID: 005021989 30 Freneau Ave, Matawan, NJ 07747 Matawan, NJ 07747 Attorney for Secured Creditor, AVB Investment LLC M.A. - 4945 | |
| In Re: | |
| Coastal Construction Group, LLC | |

| | |
|---------------|-----------|
| Case No.: | 24-15203 |
| Chapter: | 7 |
| Adv. No.: | |
| Hearing Date: | 3/13/2025 |
| Judge: | MBK |

CERTIFICATION OF SERVICE

1. I, Violeta Dumani :

☐ represent _____ in this matter.

☒ am the secretary/paralegal for Michael A. Alfieri, Esq., who represents
AVB Investment LLC in this matter.

☐ am the _____ in this case and am representing myself.

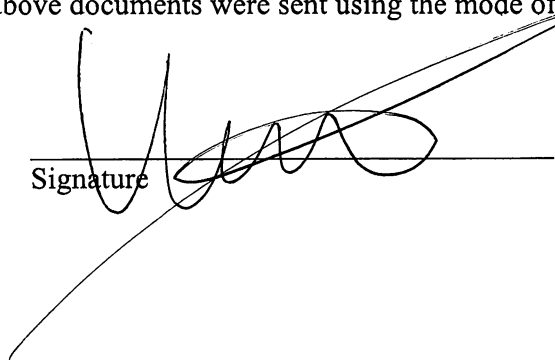
2. On 2/27/2025, I sent a copy of the following pleadings and/or documents
to the parties listed in the chart below.

CERTIFICATION CONCERNING PROPOSED ORDER and PROPOSED ORDER

3. I certify under penalty of perjury that the above documents were sent using the mode of service
indicated.

Date: 2/27/2025

Signature



| Name and Address of Party Served | Relationship of Party to the Case | Mode of Service |
|--|-----------------------------------|---|
| Karen E. Bezner 567 Park Avenue, Suite 103 Scotch Plains, New Jersey 07076 | Chapter 7 Trustee | <input type="checkbox"/> Hand-delivered <input type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input checked="" type="checkbox"/> E-mail <input checked="" type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *) |
| Maggie McGee, Esq. Office of the United States Trustee One Newark Center Suite 2100 Newark, New Jersey 07102 | US Trustee | <input type="checkbox"/> Hand-delivered <input type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input checked="" type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *) |
| Office of the United States Trustee One Newark Center Suite 2100 Newark, NJ 07102 | US Trustee | <input type="checkbox"/> Hand-delivered <input type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input checked="" type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *) |
| Daniel E. Straffi, Esq. Staffi & Straffi, LLC 670 Commons Way Toms River, New Jersey 08755 | Counsel for the Debtor | <input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input checked="" type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *) |

| Name and Address of Party Served | Relationship of Party to the Case | Mode of Service |
|---|--|--|
| Casey Quinn Re/Max at Barnegat Bay 221 Lacey Road Forked River, New Jersey 08731 | Listing Broker | <input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *) |
| Irene Shepard Caplan Realty Assoc. LLC 2008 Route 37 East Toms River, New Jersey 08753 | Selling Broker for 427 and 429 Boxwood Drive | <input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *) |
| Gregory J. Hock, Esq. D'Arcy Johnson Day, P.C. 204 Court House Lane Toms River, New Jersey 08753 | Closing Attorney for Debtor | <input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *) |
| John Mensching, Esq. Mensching & Lucarini, P.C. 1200 Hooper Avenue, 2nd Floor Toms River, New Jersey 08753 | Closing Counsel for Purchasers | <input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *) |

| Name and Address of Party Served | Relationship of Party to the Case | Mode of Service |
|---|-----------------------------------|--|
| Wrazen Homes, LLC 3062 Wilbur Avenue Manchester, New Jersey 08759 | Proposed Purchaser | <input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *) |
| Coastal Construction Group, LLC 235 Hickory Lane, Unit B Bayville, New Jersey 08721 | Debtor | <input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *) |
| | | <input type="checkbox"/> Hand-delivered <input type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *) |
| | | <input type="checkbox"/> Hand-delivered <input type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *) |

* May account for service by fax or other means as authorized by the court through the issuance of an Order Shortening Time.

rev.4/24/12